

**McKinney Community Development Corporation
TUPPS Project Subcommittee
April 21, 2021**

The McKinney Community Development Corporation TUPPS Project Subcommittee met at 8:30 a.m. on April 21, 2021 at McKinney Community Development Corporation, 5900 S. Lake Forrest Drive, Suite 110, McKinney, Texas.

MCDC board members present: Vice Chairman Rick Glew, Board members Deborah Bradford and David Kelly, and Board alternate Angela Richardson-Woods via conference call.

Staff present: MCDC President Cindy Schneible and MCDC Administrative and Marketing Coordinator Linda Jones.

Others present: Keith Lewis, TUPPS Brewery.

Keith Lewis shared that March was a record high for brewery revenues at \$456,000 yielding a profit of over \$100,000. They are anticipating a huge weekend with their crawfish boil on April 25. Regarding production, they are close to capacity. In 2020, they did 10,200 barrels and are on track for 13,000 to 13,500 barrels for 2021. They currently have more requests for orders than they can produce at the current location. He explained that they have researched outsourcing, but the options are not favorable. The new location will provide a capacity of 40,000 barrels, but they plan to max out at about 30,000. Mr. Lewis shared some industry trends and information about the industry as a whole.

Mr. Lewis emphasized that TUPPS is a family business with the next generation fully involved, so they have no intention of selling.

Regarding project status, Mr. Lewis shared the following:

- SpawGlass numbers are at about \$9,500,000 for construction. After closer evaluation of the taproom building, they will be reworking the trusses to provide proper support. The poles in place now and the foundation are in good shape.
- Conduit (architect) design plan is about 50% to 60% complete. They are working with Fire Department regarding requirements. There are no major changes to the design at this time, but they expect to see complete designs in the next 30 days.

- TUPPS is meeting with several banks to secure a small business loan for \$1.5 million for brewery equipment.
- City Codes are stricter in the historic district, which presents requirements regarding materials to be used on the building's exterior.

All requests for exceptions will be presented to Planning and Zoning.

Regarding the stages, TUPPS is currently proposing that the main outdoor stage be completed as Phase 2.

There was lengthy discussion regarding the "Bring Your Own Business" concept. They are anticipating having a waiting list for businesses and are considering adding a few more silo shops to the site. Mr. Lewis shared a basic questionnaire for applicants. The tentative timeframe is: application deadline is currently set for July 31; selection of businesses by end of October; move into silos November through February; and open to the public in March.

Mr. Lewis also shared a list of potential events at the new location including car shows, various food pairings, fun runs, food events, art shows and various monthly events.

Mr. Lewis presented an outline for a groundbreaking event and block party in late May or early June. Ideas for the event include food from Local Yocal and Hugs, Lelo's Coffee, TUPPS products and non-alcoholic drinks; a stage with East McKinney performers; and speakers to include various investors, contractors, City officials and East McKinney leaders. Final scheduling of the event will depend on approval of a Guaranteed Maximum Price by the MCDC board.

The subcommittee meeting was adjourned at approximately 10:20 a.m.

These minutes were approved by the MCDC Board on _____.

Mary Barnes-Tilley, Secretary

Jackie Brewer, Chairman